

**TRANSFER
TAX
PAID**

WARRANTY DEED

58-69
63-257
58-68
63-256
63-258

KNOW ALL MEN BY THESE PRESENTS, that **G&O REAL ESTATE LLC**, a Maine limited liability corporation with a principal place of business in Waterville, Maine, in consideration of one dollar and other valuable consideration paid by **CALM REAL ESTATE, LLC**, of Oakland, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Calm Real Estate, LLC, its heirs and assigns forever, certain lots or parcels of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

PARCEL 1

Commencing at an iron pin on the northerly line of Howard Street n/k/a Linden Street, said pin being at the southwest corner of the land now or formerly of James Colford; thence westerly along the northerly line of Linden Street fifty-eight feet (58'), more or less, to an iron pin; thence northerly seventy-five feet (75'), more or less, to an iron pin in the southerly line now or formerly of Jennie Davis; thence easterly along the southerly line of said Jennie Davis and the southerly line now or formerly of Mary Louise Gilbert fifty-eight feet (58'), more or less, to an iron pin; thence southerly seventy-five feet (75'), more or less, along the westerly line of said James Colford to an iron pin at the point of beginning.

Excepting and reserving, however, to Mary Louise Gilbert and her heirs and assigns forever, an easement in, on and over a strip of land sufficient in width, along the easterly boundary of the lot herein conveyed, to repair, maintain, utilize and replace the existing water and sewer service line thereunder, now running from Linden Street to land now or formerly of Mary Louise Gilbert lying next northerly of the premises herein described.

PARCEL 2

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine on the easterly side of College Avenue, bounded and described as follows, to wit:

Beginning at the intersection of the South line of Seavey Street with the East line of College Avenue; thence easterly in the Southerly line of Seavey Street ninety feet (90'); thence Southerly parallel to the Easterly line of College Avenue one hundred feet (100'); thence Westerly parallel to the Southerly line of Seavey

G O 'Donnell + Lee

Street ninety feet (90') to the Easterly line of College Avenue; thence Northerly in the Easterly line of College Avenue to the point of beginning.

Excepting and reserving from the above-described parcel the property conveyed from Milton Vending Service to Joseph W. Pelletier dated April 23, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2674, Page 210.

PARCEL 3

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of College Avenue in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Commencing at a stone bound which marks the intersection of the northerly line of Linden Street with the easterly line of College Avenue; thence northerly along the easterly line of College Avenue forty-seven feet (47') to an iron pin driven in the ground; thence easterly forty-five feet (45') to an iron pin, said pin being equidistant between foundation walls of premises now or formerly of David P. Vigue and Charles B. Vigue; thence easterly at a slight angle sixty-one feet eight inches (61'8") to an iron pin driven in the ground; thence southerly forty-five feet one inch (45'1") to an iron pin driven in the ground in the northerly line of Linden Street; thence westerly along the northerly line of Linden Street one hundred thirteen feet nine inches (113'9") to the stone bound at the point begun at.

PARCEL 4

A certain lot or parcel of land together with the buildings thereon located in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Starting at a point in the southerly line of Seavey Street, so-called, said point being the northeasterly corner of land now or formerly owned or occupied by Charles Davis; thence running in a southerly direction along the easterly line of said Davis land one hundred feet (100'); thence turning at an angle to the left and running along the line of the land now or formerly owned or occupied by George Vigue fifty-two feet (52'); thence turning at an angle to the left and running along the land now or formerly owned or occupied by

Frank Gilbert one hundred feet (100') to said Seavey Street; thence turning at an angle to the left and running along the southerly line of said Seavey Street forty-eight feet (48') to the point of beginning.

PARCEL 5

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point ninety feet (90') east of the easterly line of College Avenue, so-called, on the southerly line of Seavey Street; thence southerly one hundred feet (100'), more or less, on a line parallel with College Avenue; thence easterly ten feet (10') to a point marked by an iron pin; thence northerly one hundred feet (100'), more or less, on a line parallel with College Avenue to the southerly side of Seavey Street, so-called, to a point marked by an iron pin; thence westerly along the southerly line of Seavey Street ten feet (10') to the point of beginning.

PARCEL 6

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Seavey Street, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Bounded northerly forty-nine feet (49') by said Seavey Street; easterly one hundred feet (100') by land now or formerly owned by Hubert Veilleux; and westerly one hundred feet (100') by land now or formerly of George Gilbert, the westerly line of the premises herein conveyed being parallel with the westerly line of said Frank King's land and distant therefrom forty-nine feet (49') on said street and fifty-one feet (51') along the northerly line of said Hubert Veilleux's land.

PARCEL 7

A certain lot or parcel of land, with the buildings thereon, located in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the easterly line of College Avenue, said point being the intersection of the easterly line of College Avenue with the southerly line of Seavey Street; south sixty-four degrees twenty-eight minutes east (S 64° 28' E) along the southerly line of Seavey Street, a distance of fifty-five and twenty-one hundredths feet (55.21') to a steel pin; thence south thirty-four degrees twenty-eight minutes west (S 34° 28' W) for a distance of eighty-one and seventy-five hundredths feet (81.75') to a steel pin; thence south fifty-three degrees fifty-five minutes east (S 53° 55' E) for a distance of twelve and four hundredths feet (12.04') to a steel pin; thence south thirty-four degrees twenty-eight minutes west (S 34° 28' W) for a distance of sixteen and eighty hundredths feet (16.80') to a steel pin; thence south sixty-three degrees thirty-seven minutes east (S 63° 37' E) for a distance of twenty-eight and fourteen hundredths feet (28.14') to a steel pin; thence south twenty-four degrees fifty-seven minutes west (S 24° 57' W) for a distance of forty-five and one-tenths feet (45.1') to a steel pin; thence north seventy-one degrees thirty-five minutes west (N 71° 35' W) for a distance of sixty-one and seventy hundredths feet (61.70') to a steel pin; thence north fifty-two degrees thirty minutes west (N 52° 30' W) for a distance of forty-five and zero hundredths feet (45.00') to a steel pin on the easterly line of College Avenue; thence north thirty-five degrees twenty-three minutes east (N 35° 23' E) along the easterly line of College Avenue to the point of beginning.

Said parcel of land containing ten thousand seven hundred sixty-seven and thirteen hundredths (10,767.13) square feet.

MEANING AND INTENDING to convey the same premises as conveyed to G & O Real Estate LLC by Warranty Deed of Ernest J. Gilbert and Sheridan R. Oldham dated January 2, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6866, Page 321.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Calm Real Estate, LLC, its heirs and assigns, to them and their use and behoof forever.


AND I do covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Calm Real Estate, LLC, its heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Sheridan R. Oldham**, have hereunto set my hand and seal in my said capacity on this 4th day of April, 2008.

Signed, Sealed and Delivered
in presence of

G&O REAL ESTATE LLC





By: Sheridan R. Oldham
Its: Duly Authorized Member

STATE OF MAINE
Kennebec, ss.

April 4, 2008

Personally appeared the above named **Sheridan R. Oldham** and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said G&O Real Estate LLC.

Before me,


~~Notary Public/Attorney at Law~~

Mark J. Nale
Printed Name
Maine Attorney
At Law

Received Kennebec SS.
04/10/2008 8:58AM
Pages 5 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS